

**REQUEST FOR PROPOSALS**  
for the purchase and/or redevelopment of the  
Old TB Hospital and the old Children's Hospital Property

The governments of Hamilton County, Tennessee, and the City of Chattanooga request proposals for the purchase and/or redevelopment of property and buildings known as the Old TB Hospital and the old Children's Hospital property, located at 2501 Milne Street, Chattanooga, Tennessee.

**GENERAL INFORMATION:**

The Old TB Hospital and the old Children's Hospital property is located within the corporate limits of Chattanooga, Tennessee, and is bordered by Glenwood Drive on the east, Brown Street (not open) on the north, a portion of Milne Street on the south, and Chamberlain Avenue on the west.

**SITE AND BUILDING INFORMATION:**

**Legal Description:** Lot 1, City of Chattanooga and Hamilton County Government Subdivision, as shown in Plat Book 52, Page 65, Register's Office, Hamilton County, Tennessee.

**State Tax Map Number:** 146D-J-007

**Building and property parameters:** The property consists of approximately 14.12 acres (subject to survey) and building.

**Zoning:** The property is currently zoned R-1 & R-4. Rezoning required for any redevelopment must be considered by the Regional Planning Agency and approved by the City of Chattanooga. Hamilton County and the City of Chattanooga will assist with application for any required rezoning of the property.

**Current Context:** A portion of the property was used as the Tuberculosis (T.B.) Hospital from 1951 until 1975. The property reverted to the City and County in February of 1993 when the State of Tennessee ceased to use it for health-related purposes. On February 17, 1993, the Hamilton County Board of Commissioners approved a resolution authorizing a lease agreement with Memorial Hospital. Under the agreement, Memorial Hospital assumed all financial responsibility including security, maintenance, utilities, etc.

The adjacent property was known as the Children's Hospital. The buildings on the site were demolished over 30 years ago and that portion of the property is now vacant. The old Children's Hospital property and the old T. B. Hospital property have been combined into one parcel consisting of approximately 14.12 acres.

**Environmental:** Hamilton County and the City of Chattanooga are unaware of any environmental reports or engineering studies that have been done on the property.

Should any environmental audits and/or reports, included but not limited to, Environmental Phase I or II reports be required by the proposer, the cost and performance of such reports will be the responsibility of the proposer.

Should the proposer choose to demolish the existing buildings located on the property, it will be the responsibility of the proposer to determine the demolition requirements as related to environmental concerns, if any, to the property. The proposer will bear the expense of any demolition and/or environmental remediation relative to the property, underground storage tank, and/or buildings.

**Underground Storage Tank:** *The property contains one underground storage tank with an estimated capacity of one thousand gallons. The storage tank was installed by the State of Tennessee and used to store petroleum fuel for the building's emergency generator during its operation as the former T. B. Hospital. As required, the underground storage tank is registered with the Tennessee Department of Environment and Conservation, Division of Underground Storage Tanks. To the best of our knowledge, no other storage tanks exist on the 14.12 acre tract.*

**Utilities:** It shall be the responsibility of the proposer to determine whether the appropriate utilities are available to the site for any proposed new development on the site. Hamilton County and the City of Chattanooga will assist the proposer with obtaining documentation from the various utility companies and other governmental entities regarding utility service to the property.

**Storm Water Drainage:** It shall be the responsibility of the proposer to contact the City of Chattanooga Storm Water Management Department to determine the requirements regarding storm water drainage for any proposed development on the property.

## **GENERAL REQUIREMENTS:**

The property will be sold in an "as is" condition. It will be the responsibility of the proposer to determine the condition of the buildings including, but not limited to, all mechanical, electrical, plumbing systems and structural conditions of the buildings and the suitability of the property for any proposed new development.

A site plan showing improvements and a boundary survey are available upon request. A topographical survey, if required by the proposer, shall be the responsibility of the proposer to obtain at the proposer's cost.

Any redevelopment of the property must conform to all building and zoning requirements and/or ordinances as established by the applicable governmental entity including, but not limited to, the Hamilton County Regional Planning Agency, Hamilton County Government, the City of Chattanooga, Air Pollution Control Bureau, and the Southern Building Codes.

During the Request for Proposals submission time and at other subsequent times necessary, Hamilton County and the City of Chattanooga will allow the property to be inspected by the proposer and allow the proposer to perform any surveys, engineering tests, soil borings, etc. required by the proposer upon written requests from the proposer at the sole cost of the proposer. The proposer shall hold harmless Hamilton County and the City of Chattanooga for any loss or damage to the property arising from the process of conducting such engineering tests, surveys, inspections, or soil borings.

Access to the property and buildings must be obtained in advance by contacting the Hamilton County Real Property Office.

## **MINIMUM PURCHASE PRICE:**

The minimum purchase price for the property is \$500,000.

## **PROPOSAL SUBMISSION AND DEADLINE:**

A site plan showing the proposed development of the property along with a detailed narrative description of the planned project must be included with proposal submission. Proposals will be accepted for any one or more of the following options:

1. the redevelopment of the existing buildings and property
2. the demolition of the building and the property redeveloped by the proposer

Proposals must be submitted (mailed or hand-delivered) to the Hamilton County Real Property Office, Mayfield Annex, 123 E. 7th Street, Chattanooga, TN 37402. It is requested that ten copies of the proposal be submitted for review.

**Deadline for receipt of proposals is 2:00 p.m. local time on Friday, June 10, 2005.**

## **RESPONSE GUIDELINES:**

All proposals should include the following information:

### *Identification:*

- Name, address, and telephone number of proposer and contact person
- Organizational form of proposer (individual, company, etc.)
- Names/information regarding the architect, engineer, contractor, for the proposed project

### *Development Experience:*

- Resume of proposer listing previous development experience or other similar projects

### *Financial Capability (Please be ready to supply if asked):*

- Copy of certified financial statements
- Copy of annual report or other financial rating reports

### *Proposed Project Scope:*

- Site plan showing the proposed development of the property

- Detailed narrative description of the planned project
- Timeframe for development (phasing proposed)

*Financial Information:*

- Purchase price offered
- Estimated private investment for completed project
- Total tax revenues anticipated by proposed project
- Estimated overall economic impact of proposed project at completion

*Employment Opportunities:*

- Type and number of new jobs anticipated at project completion
- Average wage for anticipated jobs

**COMPARATIVE EVALUATION CRITERIA:**

Evaluations of the proposals and recommendation for selecting the proposal will be based on the criteria listed below (not necessarily in order of importance).

1. The overall desirability, aesthetic quality, compatibility, and architectural concept of the proposed project as it relates to the surrounding residential community and the historic medical/health-related use of the property.
2. Purchase price.
3. Proposed use of the property.
4. Total tax revenues anticipated to be generated by the proposed redevelopment.
5. Financial stability, size, and experience of the proposer and/or purchaser/developer to successfully complete the project.
6. The ability of the proposed project to provide the greatest number of high-quality jobs.
7. The overall economic impact of the proposed project at completion.

**REAL ESTATE PURCHASE AGREEMENT:**

A real estate purchase agreement, with specific terms, will be negotiated with the proposer selected.

### **REAL ESTATE COMMISSION:**

Hamilton County and the City of Chattanooga do not enter into exclusive listing agreements with licensed real estate broker/agents. In the event a prospective purchaser chooses to use a broker/agent, it shall be the purchaser's responsibility to pay any commissions or fees above and beyond the purchase price of the property.

### **SELECTION PROCESS:**

Representatives of the City of Chattanooga and Hamilton County will review all written proposals and rank them based upon the Comparative Evaluation Criteria in order to select the best proposal for purchase and redevelopment of the property. Proposers may be asked to make oral presentations.

Hamilton County and the City of Chattanooga reserve the right to withdraw the request for proposals or to reject any and all proposals for any reason. Hamilton County and the City of Chattanooga do not discriminate on the basis of race, color, or national origin and are in compliance with the guidelines of Title VI of the Civil Rights Act of 1964.

It is expressly understood that the receipt of any response to the Request for Proposals does not commit Hamilton County or the City of Chattanooga to the sale of the property and that any proposal must be accepted by action taken by the Hamilton County Board of Commissioners and the Chattanooga City Council.

Once a proposal has been determined to comply with this request for proposals, discussions may be commenced with proposers to ascertain the proposal most advantageous to Hamilton County and the City of Chattanooga.

All proposals will be submitted at the proposer's own cost and expense. Hamilton County and the City of Chattanooga will have no financial obligation relative to the submission of any proposal.

Information regarding competitive proposals will be confidential until all proposals have been evaluated. Proposals may be public at such time recommendations are made by the County Mayor to the Hamilton County Board of Commissioners and by the Chattanooga City Mayor to the Chattanooga City Council.

**QUESTIONS:**

Questions regarding the Request for Proposals should be addressed to  
Hamilton County Real Property Office  
123 E. 7th Street  
Chattanooga, TN 37402  
Phone: (423) 209-6444 Fax: (423) 209-6445  
E-mail: [paul.parker@mail.hamiltontn.gov](mailto:paul.parker@mail.hamiltontn.gov)